

IV. Housing Element

Introduction

The supply, location, quality, and cost of housing in a community is the result of a wide range of influences stemming from the community's physical, social, and economic circumstances. The developed residential land in the City of Clewiston totals 544.6 acres and represents 17.5% of the total City land area.

The City is one of two incorporated communities within Hendry County. The other is the City of LaBelle which, like Clewiston, is situated along the northern edge of Hendry County. LaBelle is the County seat and located approximately 30 miles west of Clewiston.

The major influences on housing within the City of Clewiston relate to the City's location within a sizeable, productive, and somewhat specialized agricultural district abutting the south shore of Lake Okeechobee. The rich soils of the district and the proximity of Lake Okeechobee provided a natural location for commercial fishing and truck farming. These enterprises were overshadowed by a dramatic growth in the production of sugar cane as the major crop beginning in 1925. The sugar industry today provides the major single source of employment for residents of Clewiston and the surrounding unincorporated areas of Hendry County. At the same time, Lake Okeechobee maintains exceptional popularity for sports fishing with its large bass population. The growth of tourism by sport fishermen, the warm climate of south central Florida, and the rural, open character of the areas surrounding Lake Okeechobee have led to a growth in the boating/fishing/recreation sectors of the economy. Tourism and seasonal recreational pursuits have also contributed to a growth in home construction and mobile home/recreational vehicle facilities for seasonal residents in and near Clewiston.

Perhaps the more important of the two noted phenomena affecting housing in Clewiston is the agricultural dimension of the area's economy. Field workers, processing plant laborers and unskilled/ semi-skilled service personnel and machine operators employed in the sugar industry comprise a large segment of the area labor force. Seasonal employment is a way of life for many workers which tends to create a significant market for housing at moderate cost. Accordingly, mobile homes represented 18.5% of the total housing units in the City in 2002. Subsequent to that date, mobile homes probably still are close to that percentage. However, recent Hurricanes have damaged and/or destroyed the majority of these structures.

The stability of the agricultural economy of the City has contributed to a growth in the service sector of Clewiston's economy and a steady growth in household income, appreciation in property values, and steady housing market conditions. Residential construction within the City is occurring in the entire range of housing types and costs.

Definitions

In order to better understand this Housing Element, the following definitions are provided for terms used in describing housing types, governmental jurisdictions, and housing economic conditions.

Affordable Housing - Housing costs that, on a monthly basis, requires rent or mortgage payments of no more than 30% of the monthly gross income of a low to moderate income family as defined below.

Family – Two or more persons living together in one structure, domicile, house, apartment, or dwelling units, possessing a head, who has the right, at least in a limited way, to direct and control those gathered in the household and who is legally or morally obligated to support himself/herself and any other members and, if applicable, other persons who are at least partially dependent on the head of the family for support.

Family Homestead – The conveyance of property solely as a homestead by an individual who is the grandparent, parent, stepparent, adopted parent, sibling, child, stepchild, adopted child, or grandchild to said individual, notwithstanding the density or intensity of such use assigned to the parcel in the Plan. Such a provision shall apply only once to any individual.

Foster Care Facility – A facility which house foster residents and provides a family living environment for the residents, including such supervision and care as may be necessary to meet the physical, emotional and social needs of the residents and serving either children or adult foster residents.

Group Home – A facility, licensed by the Florida Department of Children and Families, which provides a living environment for unrelated residents who operate as the functional equivalent of a family, including such supervision and care as may be necessary to meet the physical, emotional and social needs of the residents. Adult Congregate Living Facilities comparable in size to group homes are included in this definition. It shall not include rooming or boarding homes, clubs, fraternities, sororities, monasteries or covenants, hotels, residential treatment facilities, nursing homes, or emergency shelters.

Low and Moderate Income Families - "Lower income families" as defined under the HUD Section 8 Assisted Housing Program, are families whose annual income does not exceed 80 percent of the median income for the area. The term "families" includes "households."

Low Income Household - One or more persons or a family, the total annual adjusted gross household income of which does not exceed 80% of the median annual adjusted gross income for households within the state, or 80% of the median annual adjusted gross income for households within the metropolitan statistical area or, if not within a

metropolitan statistical area, within the County in which the person or family resides, whichever is greater.

Manufactured Home - A dwelling unit fabricated in an off-site manufacturing facility for installation or assembly at the building site, bearing a label certifying that it is built in compliance with the Federal Manufactured Housing Construction and Safety Standards (24CFR 3280) U. S. Department of Housing and Urban Development Code. The term single-family dwelling shall include manufactured homes when placed on permanent foundations.

Mobile Home - A structure fabricated prior to June 15, 1976 and is transportable in one or more sections, which is eight body feet or more in width, and which is built on a metal frame and designed to be used as a dwelling with or without a permanent foundation when connected to the required utilities, and includes the plumbing, heating, air conditioning and electrical systems contained therein. If fabricated after June 15, 1976, each section bears a U.S. Department of Housing and Urban Development label certifying that it is built in compliance with the federal Manufactured Home Construction and Safety Standards.

Moderate Income Household - One or more persons or a family, the total annual adjusted gross household income of which is less than 120% of the median annual adjusted gross income for households within the state, or 120% of the median annual adjusted gross income for households within the metropolitan statistical area or, if not within a metropolitan statistical area, within the County in which the person or family resides, whichever is greater.

Modular Housing - See Manufactured Home

Seasonal and Migratory Units - Housing units intended by their design, location, or character to be occupied during only certain seasons of the year or held for occupancy by migratory workers employed in farm work during the crop season. If such units are occupied by persons having a usual address elsewhere, they are classified as vacant.

Substandard Housing - A housing unit which has two or more of the following deficiencies:

1. Lacking complete kitchen facilities.
2. Lacking complete plumbing facilities for exclusive use of the occupants.
3. Total number of occupants in excess of 1.5 persons per room contained in the dwelling.

Tenure - A housing unit which is owner-occupied or renter-occupied. A housing unit is owner-occupied if the owner or co-owner lives in the unit even if it is mortgaged or not fully paid for. All other units are classified as "renter-occupied" including units rented for cash rent and those occupied without payment of cash rent.

Vacant - A housing unit is vacant if no one is living in it at the time of enumeration by the U.S. Census Bureau or at the time of other housing surveys, unless the occupants are only temporarily absent. New units not yet occupied are counted as a dwelling but considered vacant when windows and doors are in place, finish floors are laid, and the building exterior is weatherproof.

Very Low-Income Family - One or more persons or a family, not including students, the total annual adjusted gross household income of which does not exceed 50% of the median annual adjusted gross income for households within the metropolitan statistical area, or if not within a metropolitan statistical area, within the County in which the person or family resides, whichever is greater.

Very Low-Income Household - One or more persons or a family, not including students, the total annual adjusted gross household income of which does not exceed 50% of the median annual adjusted gross income for households within the state, or 50% of the median annual adjusted gross income for households within the metropolitan statistical area, within the County in which the person or family resides, or whichever is greater.

Year-round Units - Housing units available or intended for occupancy at any time of the year. A unit in a resort area occupied either on a year-round basis or occasionally throughout the year is also considered as year-round.

Housing Inventory

Table IV.1 presents the number of existing housing by type. According to the Shimberg data, the number of total dwelling units in the City of Clewiston was 2,327 in 2002. Single family units represented 59.8% of the total housing units within the City. Multi-family units comprised 21.8%, while mobile homes comprised 18.5%.

Table IV.1
Housing Units by Type (Permanent Units), 2002

Place	Single Family	Multi-Family	Mobile Home	Total
Clewiston	1,391	506	430	2,327

Source: Shimberg Center for Affordable Housing, 2006

Housing Tenure, Occupancy, Condition, and Related Characteristics

The occupancy, tenure, persons-per-household, age, and condition of housing as reported in the 2000 decennial Census for both the City of Clewiston and Hendry County are presented in Table IV.2.

Table IV.2 Housing Occupancy, Condition, Age, & Related Characteristics – 2000 City of Clewiston and Hendry County, Florida		
	Number of Units	
	City of Clewiston	Hendry County
Total Housing Units	2,434	12,294
Vacant Seasonal and Migratory	136	917
Year-round Housing Units	2,174	10,850
Other Vacant	124	527
Owner-Occupied Housing Units	1,427	7,860
Renter Occupied Housing Units	747	2,990
Units in Structure	2,458	12,294
1-unit,detached	1,396	5,689
1 unit, attached	45	162
2 to 9 units	437	815
10 or more units	97	190
Mobile Home or Trailer	483	5,316
Boat, RV, van, etc.	0	122
Average Household Size of Owner Occupied Dwelling	2.93	3.00
Year Structure Built		
1999 to March 2000	13	244
1995 to 1998	53	1,366
1990 to 1994	142	1,735
1980 to 1989	676	3,514
1970 to 1979	611	2,933
1969 to earlier	963	2,502
Selected Characteristics:		
Lacking Complete Plumbing Facilities	21	81
No Telephone Service	192	855

Source: U.S. Census Bureau, 2000 Decennial Census

Table IV.2 indicates the relative age of the housing in Clewiston as compared to Hendry County. Only 8.6% of the housing in Clewiston has been built since 1990. In the County 27.2% of the housing was built since 1990.

Tenure and Occupancy

Of all 2,434 units existing in the City in 2000, 2,174 (nearly 89.4%) were found to be year-round housing units. Of that number 260 (10.7%) were vacant. Of the 2,174 occupied units counted in the 2000 U.S. Census, 65.6% were owner-occupied while 34.4% were renter-occupied.

Persons in Housing Units

A total of 1,832 occupied dwelling units in the City of Clewiston had 1.00 or less persons per room in 2000. This represented 83.6% of all occupied housing units. Another 160 units had between 1.01 and 1.50 persons per room for an additional 7.3% of the housing units. The remaining 9.1% of occupied housing units (199units) had occupancy ratios greater than 1.51 persons per room. Occupancy levels greater than 1.50 persons per room are considered in this Comprehensive Plan to represent overcrowded housing.

Housing Condition

For purposes of this Comprehensive Plan, it has been determined from the only available data concerning housing condition, the 2000 U.S. Decennial Census, housing in the City of Clewiston is generally sound without a significant problem of inadequate facilities. The definition of “substandard housing” requiring upgrading to assure safe and sanitary housing, for purposes of this Comprehensive Plan shall be as follows:

Substandard housing: Housing which lacks complete kitchen facilities; lacks complete plumbing for exclusive use of the occupants; and is occupied by more than 1.5 persons per room.

The presence of two or more of the three deficiencies included in the definition shall constitute a substandard housing unit. The combination of these conditions shall be considered as a reason-able basis for requiring that the housing unit be inspected by the City for determination of possible noncompliance with the City’s “Dangerous Building” Code (Sections 6-6 to 6-16 of the Clewiston Code of Ordinances). Table IV. 3 indicates the number of housing units reported in 2000 as meeting the conditions set forth in the definition.

Table IV.3
Number of Units Reported in 2000 with Deficiencies
Included in the Stated Definition of “Substandard Housing”
City of Clewiston, Florida

Condition	Number of Units
Lacking complete plumbing facilities for exclusive use of occupants of the dwelling	21
Lacking complete kitchen facilities	16
Occupancy level of more than 1.50 persons per room	199
Note: Due to the likelihood of some dwellings having more than one deficiency, the actual number of units which might be found substandard under the definition cannot be determined precisely.	

Source: U.S. Census Bureau, 2000 Decennial Census

Under Sec. 6-7 of the noted Code of Ordinances, defects are listed which have a contributing effect on the structural soundness of a residence and could cause a residential structure to be sub-standard in addition to the conditions set forth in the definition above.

Taken together, the absence of facilities as stated in the definition and/or the defects in Section 6-7 should be deemed as justification for City enforcement action. Defects noted in Section 6-7 and corrective actions stated in Section 6-8 are as follows:

Housing and Building Regulations

Article II Section 6-6 to 6-18 of the Clewiston Code “Dangerous Building” provides for the repair, vacation or demolition of dangerous buildings. This code has the following sections:

- Sec. 6-6 - Board of building commissioners created.
- 6-7 - Dangerous buildings defined.
- 6-8 - Standards for repair, vacation or demolition.
- 6-9 - Dangerous buildings; nuisances
- 6-10 - Duties of building inspector.
- 6-11 - Duties of building commissioners.
- 6-12 - Duties of the city attorney.
- 6-13 - Emergency cases.
- 6-14 - Where owner absent from the city.
- 6-15 - Administrative liability.
- 6-16 - Duties of fire department.
- 6-17 - Duties of police department.
- 6-18 - Violations - penalty for disregarding notices of orders.

This ordinance is considered well suited to prevent dilapidation and unsafe housing conditions. The defining of defects under Sec. 6-7 is given as follows:

- a. Those whose interior walls or other vertical structural members list, lean or buckle to such an extent that a plumb line passing through the center of gravity falls outside of the middle third of its base.
- b. Those which, exclusive of the foundation, show thirty-three percent or more, of damage or deterioration of the supporting member or members, or fifty percent of damage or deterioration of the non-supporting enclosing or outside walls or covering.
- c. Those which have improperly distributed loads upon the floors or roofs or in which the same are overloaded, or which have insufficient strength to be reasonably safe for the purpose used.
- d. Those which have been damaged by fire, wind or other causes so as to have become dangerous to life, safety, morals, or the general health and welfare of the occupants or the people of the city.
- e. Those which have become or are so dilapidated, decayed, unsafe, unsanitary or which so utterly fail to provide the amenities essential to decent living that they are unfit for human habitation, or are likely to cause sickness or disease, so as to work injury to the health, morals, safety or general welfare of those living therein.
- f. Those having light, air, and sanitation facilities which are inadequate to protect the health, morals, safety, or general welfare of human beings who live or may live therein.
- g. Those having inadequate facilities for egress in case of fire or panic or those having insufficient stairways, elevators, fire escapes, or other means of communication.
- h. Those which have parts thereof which are so attached that they may fall and injure members of the public or property.
- i. Those which because of their condition are unsafe, unsanitary, or dangerous to the health, morals, safety or general welfare of the people of this city.
- j. Those buildings existing in violation of any provision of this chapter, chapter 9, or other ordinances of the city. (Ord. No. 81, 6-13-55)

The standards for repair, vacation or demolition under this ordinance as Sec. 6-8 is given as follows:

- a. If the dangerous building can reasonably be repaired so that it will no longer exist in violation of the terms of this article it shall be ordered repaired.
- b. If the dangerous building is in such condition as to make it dangerous to the health, morals, safety, or general welfare of its occupants it shall be ordered to be vacated.
- c. In any case where a dangerous building is fifty percent damaged or decayed, or deteriorated from its original value or structure, it shall be demolished, and in all cases where a building cannot be repaired so that it will no longer exist in violation of the terms of this article it shall be demolished. In all cases where a dangerous building is a fire hazard existing or erected in violation of the terms of this article or any ordinance of the city or statute of the state, it shall be demolished. (Ord. No. 81, 3, 6-13-55)

Subsidized Housing, Mobile Homes, Group Homes, and Other Special Housing Considerations

By special legislation the Hendry County Housing Authority was created in June, 1989. The authority is an independent government agency funded by Hendry County. An interlocal agreement has been executed between the Housing Authority, Clewiston, LaBelle, and Hendry County to establish working arrangements within these jurisdictions. The Commission is comprised of seven commissioners and a Director. The Commission is charged with providing low income housing for migrant farm laborers, senior citizens, the general public and the rehabilitation of low income neighborhoods both within two participating cities and the incorporated area.

In implementing the housing improvement program, the three local governments and the Housing Authority will participate in interlocal government coordination.

Subsidized/Assisted Housing

There are no public housing units within the City of Clewiston. Under a 2004 Community Development Block Grant Program, the City built 26 houses, of which 10 were occupied by families of very low income status. The Hendry County State Housing Initiative Program (SHIP) offices provide regular subsidized housing assistance to Clewiston residents for homes to be rehabilitated or for new home purchases.

Mobile Home Parks

Table IV.4 lists the mobile home and recreation vehicle parks and subdivisions that are licensed by the Florida Department of Health (DOH). The capacities and general locations are included in Table IV.4.

Table IV.4 Mobile Home/RV Parks City of Clewiston		
Name	MH Spaces	RV Spaces
Hendry County's RV Wayside	0	40
Royal Park Trailer Park	51	0
Sugarland Mobile Home Court	55	0
Roland Martin RV Park	0	57
Thomas Produce Company	6	0
Kites Nest Mobile Home Park	31	0
Foxbriar Mobile Home Park	81	0
Fairgrounds Mobile Home Park	49	0
Everglades Mobile Home Park	55	3
Aztec Mobile Home Park	21	0
Twin Lakes Mobile Home Estates	50	0
Ventura Mobile Home Park	6	0
Rudd's Mobile Home Park	6	0
Pacific Trailer Park	17	0
Okeechobee Landings RV Resort	0	270
Oaklane Mobile Home Park	21	0
Lake Okeechobee of Clewiston KOA	3	124
Clewiston Trailer Park	41	0
Belchers Mobile Home Park	13	0
Tropical Mobile Home Village	272	0
Total Spaces	778	494

Source: Hendry County Public Health Unit and LaRue Planning & Management Services, Inc., 2006

Licensed Group Homes and Foster Care Facilities

“Group homes” are facilities which provide a living environment for unrelated residents who operate as the functional equivalent of a family. These homes may include such supervision and care as necessary to meet the physical, emotional and social needs of the residents. There are 26 facilities in the City licensed by the Florida Department of Children and Families (DCF) as either group homes, day cares, or foster homes.

The group home is the Hendry Glades Group Home, located at 547 E. Sagimore Avenue. It provides moderate level developmental services for six residents. There is no indication in DCF files of problems in meeting normal licensing requirements. There is no data available indicating demand for additional group homes in the City.

At present, there is no reference to group homes or foster care facilities in the Clewiston Zoning code; therefore, the City has treated this type of housing on an individual basis and had

approved the Hendry Glades Group Home at locations in both multi-family and commercial zoning districts. The home ultimately was located in a commercial district. The City has determined that these types of facilities are appropriate in both commercial and residential districts. Nevertheless, the City needs to clarify its development regulations to fully address group home and foster care facilities to ensure that they will be situated appropriately and in compatible environments.

Private Sector Role in Housing

The private sector is the only supplier of housing in Clewiston. A diversity of builders are constructing housing in the City. Adequate lands encompassing a wide range of densities are available to the private sector.

It can be expected that a major portion of the housing needs for the future population will be met by the private sector. Given the absence of any publicly-assisted housing in the city, it is reasonable to conclude that households in the lower income groups are meeting their housing needs through occupancy of a sizeable stock of older, moderate to low value housing and mobile homes. The City's households will undoubtedly experience the ever increasing problem of inadequate housing at an affordable price for persons in the low and very low income groups. For those who have no opportunity to find affordable housing in lower housing cost communities, the City must be prepared to participate in housing assistance programs to meet those needs. There is no research data available to indicate the extent of such need. Such data should be gathered in cooperation with the Hendry County Housing Authority to determine the appropriate response on a region-wide basis.

Housing Delivery System

The City of Clewiston has a very good working relationship with the builders of their community. The City works with the developers to reduce any delays in the permitting system. The City's zoning allows for flexibility in development. Duplexes and multi-family units are permissible in sections of the City presently containing older single-family development. This allows higher density dwelling units to be constructed and reduces the per unit cost.

As indicated in the Future Land Use Section, Table II.2, adequate lands are available throughout the planning period to provide housing for the anticipated population. Excess capacity of necessary infrastructure will also exist throughout the planning period. The City's zoning code also has provisions which will enhance the potential of a significant amount of new multi-family development being geared to low and moderate cost housing. The most significant aspect of the code in this regard is that there are no minimum floor area requirements in the R-3 district which permits multi-family uses. Multi-family uses are also allowed in commercial districts enabling the possibility of residential units being constructed over commercial structures.

Another major element in the City's efforts to see that adequate low and moderate cost housing is available to its residents is Clewiston's involvement with the Hendry County Housing

Authority. The City will work with the Housing Authority to establish a housing rehabilitation program.

Historically-significant Housing

In a study prepared for the Calusa Valley Historical Society in 1997, there are some individual historic residences scattered in various areas of the City that appear to meet the criteria for nomination to the National Register according to a survey completed in 1997. They are as follows:

Captain F. Deane Duff House	151 Del Monte Avenue
Executive House	125 Del Monte Avenue
P.G. Bishop House	325 Del Monte Avenue
E.E. Kelly House	430 E. Osceola Avenue
Oglesby House	604 E. Pasadena Avenue
Berner House	402 E. Arcade Avenue
W.C. Owen House	233 E. Crescent Drive
Captain Sealy/Jones House	103 Esperanza Avenue
W.W. Perry House	215 E. Arcade Avenue
W.G. Ames House	236 E. Arcade Avenue
August Gallant House	119 Balboa Place
U.S. Army Corps of Engineers	
Area Engineer House	429 Royal Palm Avenue
Charles Miller House	418 Royal Palm Avenue
	115 W. Arcade Avenue

It is the opinion of the Division of Historical Resources that some of the pre-1940 housing within the City may have historical significance. In order to identify any significant buildings the City should enlist the help of qualified organizations such as the Division of Historical Resources and local existing organizations such as the Clewiston Museum and Calusa Valley Historical Society in performing Phase II of the historical and archeological survey.

Housing Cost

As indicated in Table IV.5, the median value for owner occupied housing in 2000 was \$81,000. This median amount was approximately 13% more than the \$71,500 median for Hendry County.

Table IV.5 Housing Value and Contract Rent – 2000 City of Clewiston		
Value:	City of Clewiston	Hendry County
Specified Owner-occupied Units	1,049	3,786
Less than \$50,000	122	786
\$50,000 to \$99,999	667	2,090
\$100,000 to \$149,999	175	520
\$150,000 to \$199,000	72	210
\$200,000 to \$299,000	6	126
\$300,000 to \$499,000	0	45
\$500,000 to \$999,000	0	2
\$1,000,000 or more	7	7
Median	\$81,000	\$71,500
Gross Rent		
Specified Renter-occupied Units	741	2,936
Less than \$200	4	183
\$200 to \$299	25	223
\$300 to \$499	297	1,086
\$500 to \$749	293	995
\$750 to \$999	54	170
\$1,000 to \$1,499	0	20
\$1,500 or more	0	0
No Cash Rent	68	259
Median	\$505	\$479

Source: U.S. Decennial Census of Housing, 2000.

Income Range of Households

The household income is presented in Table IV.6 below. The median household income in Clewiston was \$37,143 in 1999.

Table IV.6
Household Income, 1999

Households	2,180	100.0%
Less than \$10,000	210	9.6%
\$10,000 to \$14,999	187	8.6%
\$15,000 to \$24,999	332	15.2%
\$25,000 to \$34,999	313	14.4%
\$35,000 to \$49,999	395	18.1%
\$50,000 to \$74,999	379	17.4%
\$75,000 to \$99,999	209	9.6%
\$100,000 to \$149,999	122	5.6%
\$150,000 to \$199,999	22	1.0%
\$200,000 or more	11	0.5%

Source: U.S. Census Bureau, 2000 Decennial Census

Projected Affordable Housing Needs

The City was 40.1% low to moderate income. There were 621 families classified as moderate income, 349 families classified as low income, and 156 families classified as very low income. What is not known is the proportion in each category that lives in single family housing. Although the City has not undertaken any affordable housing programs, with the most recent Community Development Block Grant, the City built 26 houses, of which 10 were very low income. The Hendry County State Housing Initiative Program (SHIP) offices provide assistance to City residents.

Tables IV.7 and IV.8, following, provide projections of the resident population and housing demand in the City and reflect anticipated growth, including development of the Gateway Mixed-Use area.

Table IV.7				
Projected Total Number of Clewiston Residents				
2002	2005	2010	2015	2020
6,503	6,636	8,034	9,788	9,930

Source: LaRue Planning and Management Services, Inc., January 2007

Table IV.8								
Projected Clewiston Housing Construction Demand								
Area of City	2005 Inventory		2005 to 2010		2010 to 2015		2015 to 2020	
	Single	Multi	Single	Multi	Single	Multi	Single	Multi
Gateway Development	0	0	400	150	525	175	0	0
Balance of City	1,842	510	40	12	39	11	50	13
Total	1,842	510	440	162	564	186	50	13

Source: LaRue Planning and Management Services, Inc., January 2007

Land Required to Accommodate Anticipated Residential Growth

Based on the projected population and housing increases between 2005 and 2020 and assuming development of single-family uses at four units per acre; multi-family development at an average of eight units per acre; and a mix of housing approximating 75% single-family and 25% multi-family, anticipated residential demand through the year 2020 will require the acreages as set forth in Table II.9. As noted in the Future Land Use Element, there is adequate land available to meet anticipated needs through the year 2020.

Table IV.9
Residential Land Use Needs
City of Clewiston, Florida
2005 – 2020

Residential Use	2005 – 2010		2010 -- 2015		2015 -- 2020		Total	
	D.U.	Acres	D.U.	Acres	D.U.	Acres	D.U.	Acres
Single-family @ 4/ac.	440	110	564	141	50	13	1,054	264
Multi-family @ 8/ac.	162	20	186	23	13	2	361	45
Total	602	130	750	164	63	15	1,415	309

Source: LaRue Planning and Management Services, Inc., January, 2007

The following tables were based on revised population projections in the Population Trends, Estimates and Projections Element (I) and on data available from the Shimberg Center for Affordable Housing. While the Shimberg projections do not reflect recently announced and planned development of the Gateway Mixed-Use project, they are considered to represent a reasonable assessment of the need for affordable housing in the City.

Table IV.10
Existing and Projected Severely Cost-Burdened (50%+) Clewiston Households
With Income Less Than 50% AMI* By Tenure

Tenure	2002	2005	2010	2015	2020	2025
Own	76	77	81	85	87	89
Rent	99	100	102	105	108	105

*Area Median Income

Source: Shimberg Center for Affordable Housing

Table IV.11
Existing and Projected Clewiston Owners by %AMI*

Household Income as % of AMI*		2002	2005	2010	2015	2020	2025
	<20%	28	26	29	29	31	32
Very	20-29.9%	18	18	19	22	23	23
Low	30-39.9%	10	10	10	9	9	10
	40-49.9%	9	10	11	11	10	10
Low	50-59.9%	3	3	3	4	4	5
	60-79.9%	10	10	9	10	10	9
	Total	76	77	81	85	87	89

*Area Median Income

Source: Shimberg Center for Affordable Housing

Table IV.12
Existing and Projected Clewiston Renters by %AMI*

Household Income as % of AMI*		2002	2005	2010	2015	2020	2025
	<20%	47	48	48	49	50	49
Very	20-29.9%	25	24	24	25	26	25
Low	30-39.9%	16	17	19	19	20	19
	40-49.9%	8	8	8	9	9	9
Low	50-59.9%	2	2	2	2	2	2
	60-79.9%	1	1	1	1	1	1
Total below 80% AMI*		99	100	102	105	108	105

*Area Median Income

Source: Shimberg Center for Affordable Housing

Table IV.13
Total Existing and Projected Clewiston Owners Below 80% AMI*

Household Income as % of AMI*		2002-05	2005-10	2010-15	2015-20	2020-25	Total
	<20%	0	3	0	2	1	6
Very	20-29.9%	0	1	3	1	0	5
Low	30-39.9%	0	0	-1	0	1	0
	40-49.9%	1	1	0	-1	0	1
Low	50-59.9%	0	0	1	0	1	2
	60-79.9%	0	-1	1	0	-1	-1
Total below 80% AMI*		1	4	4	2	2	13

*Area Median Income

Source: Shimberg Center for Affordable Housing

Table IV.14
Total Existing and Projected Clewiston Renters Below 80% AMI*

Household Income as % of AMI*		2002-05	2005-10	2010-15	2015-20	2020-25	Total
	<20%	1	0	1	1	-1	2
Very	20-29.9%	-1	0	1	1	-1	0
Low	30-39.9%	1	2	0	1	-1	3
	40-49.9%	0	0	1	0	0	1
Low	50-59.9%	0	0	0	0	0	0
	60-79.9%	0	0	0	0	0	0
Total below 80% AMI*		1	2	3	3	-3	6

*Area Median Income

Source: Shimberg Center for Affordable Housing

Table IV.15
All Tenure Existing and Projected Clewiston Households by AMI*

Household Income as % of AMI*		2002-05	2005-10	2010-15	2015-20	2020-25
	<20%	1	4	7	11	13
Very	20-29.9%	1	3	5	8	10
Low	30-39.9%	2	5	8	12	15
	40-49.9%	2	5	8	11	14
Low	50-59.9%	1	4	7	10	13
	60-79.9%	3	9	15	23	28
Moderate	80-119.9%	6	18	29	43	52
	120+%	10	30	48	71	85
Total		26	78	127	189	230

*Area Median Income

Source: Shimberg Center for Affordable Housing

Table IV.16
Existing and Projected Clewiston Renter Households Aged 35-54
With Incomes Between 50% and 80% of AMI*

2002	2005	2010	2015	2020	2025
59	60	58	55	52	49

*Area Median Income

Source: Shimberg Center for Affordable Housing

Table IV.17
Existing and Projected Clewiston Renter Households Aged 15-34
With Incomes Less Than 80% of AMI

2002	2005	2010	2015	2020	2025
120	113	110	111	114	114

*Area Median Income

Source: Shimberg Center for Affordable Housing

Housing Goals, Objectives, and Policies

- Goal:** A community having a safe, healthful, and desirable living environment where housing is built and maintained in a manner which responds to the economic needs of the City's population; where opportunities are available for people having special housing needs to find suitable housing; and, where public services and facilities are provided to enable expansion of the housing supply to meet demonstrated needs.
- Objective 1.1:** The City shall, by 2010, identify, reduce and/or eliminate substandard housing and blighted areas by at least 10 percent to ensure:
1. Continual maintenance of housing
 2. Provision of special needs housing
 3. Encouragement of redevelopment within blighted areas
- Policy 1.1.1:** The City of Clewiston shall, by 2010, formulate and begin to implement a program to identify, reduce, and/or eliminate substandard housing. This will include amendment of housing and building codes and other applicable regulations to establish minimum standards for safety and for aesthetic, structural and/or sanitary conditions in the existing housing stock.
- Policy 1.1.2** The City will use the 2000 U.S. Census data as a basis for determining housing conditions and the need for neighborhood stabilization.
- Policy 1.1.3:** The City shall conduct a review of applicable land development regulations for weaknesses which allow the formation of blighted areas, and coordinate with Hendry County to make necessary revisions as part of the required amendment process.
- Policy 1.1.4:** The City shall manage its housing resource as to conserve stable housing, require adequate maintenance and upgrading of housing when rehabilitation is economically feasible, and require demolition of housing when it is determined to be uneconomical for continued use or when its removal will remove a blighting influence, safety hazard, or an incompatible and inappropriate land use.
- Policy 1.1.5:** The City shall use the standards adopted subsequent to the housing stock inventory and analysis as criteria for determination as to which housing should be conserved, rehabilitated or demolished.

- Policy 1.1.6:** The City shall enforce standards for rehabilitation of substandard housing units incorporating housing quality standards which meet or exceed those of the Federal Section 8 Existing Housing Program. Building, housing, and zoning codes in effect in the City shall be amended as necessary to maintain consistency with these standards.
- Objective 1.2:** The City will pursue on an ongoing basis all available means of providing suitable housing for its existing and future population as well as individuals and families with special housing needs.
- Policy 1.2.1:** The City will utilize available federal, state, and local subsidy programs to meet demonstrated needs for housing assistance.
- Policy 1.2.2:** Adequate sites for group homes and foster care facilities shall be maintained at all density ranges and in neighborhood locations of comparable density and cluster in order that new construction or conversion of existing structures will be adequate to meet the wide range of housing needs for persons requiring such special housing.
- Policy 1.2.3:** The City will permit group homes and foster care facilities properly licensed by the Department of Health and Rehabilitative Services in residential districts consistent with density standards established for such districts and in accordance with the needs of the populations to be housed such as access to transportation and other public services.
- Policy 1.2.4:** The City shall support non-discrimination in housing providing opportunities for both conventional housing and housing for special population groups.
- Policy 1.2.5:** The City shall maintain public services and facilities which are essential for healthful housing and neighborhood environments in a manner which prevents property damage, public safety problems, or other undesirable living conditions.
- Policy 1.2.6:** The City shall provide information, technical assistance, and incentives to the private sector to maintain a housing production capacity sufficient to meet the demonstrated housing need within the City.
- Policy 1.2.7:** The City shall coordinate with the Hendry County Housing Authority in programs which provide affordable housing for groups with special housing needs including housing for farm workers.
- Policy 1.2.8:** The City, through enforcement of adopted land development regulations, shall allow a full range of housing types with appropriate site

improvements and public facilities to ensure the long term stability of the housing and healthful, safe living environments within residential districts.

Policy 1.2.9: The City shall provide reasonable and expeditious processing for proposed housing developments intended for persons with special housing needs.

Objective 1.3: Uniform and equitable treatment will be provided by the City to persons and businesses displaced by City land acquisition and construction activities and programs in accordance with Florida and federal statutes and comparable relocation housing shall be identified and offered to displaced parties as required to comply with the statutes and meet demonstrated needs.

Policy 1.3.1: The City shall ensure that reasonably located, standard housing at affordable costs is available to persons displaced by condemnation of their land for public purposes and that such housing is identified prior to City approval or other required authorization being granted by the City for the public project proposed to be undertaken.

Objective 1.4: The City will ensure a sufficient supply of housing sites to meet demonstrated needs for low and moderate income housing and for development of group homes and foster homes as well as mobile homes with standards and criteria which assure compatible land development patterns.

Policy 1.4.1: The City shall make necessary provisions in its land development regulations to permit group homes and foster care facilities which foster non-discrimination as well as mobile homes in areas of comparable character density and intensity so as to ensure meeting the needs of all populations and such housing shall be provided with appropriate supporting infrastructure.

Policy 1.4.2: The City shall re-examine provisions in its land development regulations to determine unnecessary barriers and unwarranted added housing costs as part of the regulatory and permitting process administered by the City, and eliminate such barriers if found to achieve sufficient affordable housing.

Objective 1.5: The City appointed Advisory Committee shall continue to identify Historic Significant Housing Resources.

Policy 1.5.1: The City shall request the advisory committee to coordinate with the State Division of Historical Resources, the Caloosa Valley Historical Society and the Clewiston Museum in the preparation of architectural and

historical surveys for the purpose of developing a program of historical and archaeological preservation.

Policy 1.5.2: The City shall assist property owners of historically significant housing in applying for, and, utilizing state and federal assistance programs.

Policy 1.5.3: The City shall pursue, with the assistance of the Florida Division of Historical Resources and appropriate local organizations, State or National Historic Designations for qualified historically significant structures identified in the 1997 survey.

Objective 1.6: The City will encourage private/public partnerships to assist low and very low income households in finding adequate housing.

Policy 1.6.1: The City shall encourage local agricultural businesses to provide adequate sites and distribution of affordable and suitable housing for the projected future demand for very low, low, and moderate income farm labor and migrant worker households and subject to applicable local regulations, shall allow farm worker housing in Multi-Family Residential and Mobile Homes future land use classifications.

Policy 1.6.2 The City or its designee shall work with all available resources, including private businesses, non-profit groups, Hendry County, and appropriate state and federal agencies to coordinate the delivery of adequate sites and distribution of affordable housing to the projected future very low, low, and moderate income households and rural farmworker households. The City will also work with these entities by:

1. Periodically inviting their representatives to affordable housing workshops;
2. Considering incentives in local regulations, such as tax credits to private-sector developers upon completion of a development having an affordable housing component.
3. Considering funding sources such a Community Development Block Grants or funding available through the Farm Home administration; or
4. Coordinating the provision of adequate public facilities and services.

Objective 1.7: Through future land use designations and zoning districts, the City shall allow an adequate number of appropriate sites and housing opportunities for very-low, low, and moderate income households including mobile homes.

- Policy 1.7.1:** The principles and criteria for siting very-low, low, and moderate income housing shall ensure that the projected future number of very-low, low, and moderate income households have adequate public facilities and services, and that local regulations ensure varying minimum lot sizes and densities to provide a range of housing opportunities in the City.
- Policy 1.7.2:** The City shall encourage private sector participation in the provision of the projected future demand for very-low, low, and moderate-income affordable housing by making available public sector incentives such as local housing trust funds or density bonuses in order to provide affordable housing units in new developments.
- Policy 1.7.3:** Any federal, state, local or private funding or other assistance sought or developed by the City or County should provide affordable housing to City residents, assist residents displaced by housing rehabilitation or demolition activity, offset the costs of City housing efforts, return tax revenue to the community, provide local employment, or leverage private sector investment in residential areas.